

17 February 2023

Northern Beaches Council
Development Advisory Team
PO Box 82
Manly NSW 1655

To Whom it May Concern,

Re: 79 Ashworth Avenue, Belrose (DA2023/0067 - PAN-300617)

Thank you for your letter dated 30 January 2023 requesting further information on the current development application for demolition works and subdivision of one (1) into two (2) lots. The following additional information is attached:

- Amended Geotechnical Assessment, prepared by STS Geotechnics Pty Ltd (1 February 2023)

Please find a response to the two items raised in the letter below.

Item 1: Arboricultural Impact Assessment Report

The proposal is for demolition works and a one (1) into two (2) subdivision. No earthworks are proposed as part of this application. Any earthworks required for construction of the future dwellings will be the subject of those applications.

Drawing DA-004 shows indicative building locations. It is important to emphasise that development consent for the development footprint or the physical buildings (future dwellings) is not sought as part of this application. The footprints are provided to demonstrate that the lots are capable of accommodating a detached dwelling house. The future dwellings on the proposed lots will be the subject of a separate application. An assessment of the potential impact on the existing trees can be undertaken as part of this future application.

Furthermore, to limit disturbance to the existing street tree, the subdivision application proposes to retain the existing driveway location. It is also acknowledged that the modified crossover would be slightly further from the existing tree.

For the reasons stated above, we are of the opinion that the submission of an Arboricultural Impact Assessment Report is not required and the protection of existing trees can be satisfactorily conditioned.

Item 2: Preliminary Geotechnical Report Report

An amended Geotechnical Assessment, prepared by STS Geotechnics Pty Ltd (dated 1 February 2023) has been prepared to address this item.

Thank you for your consideration of this development application and trust that the above allow you to progress the application.

Kind regards,

A handwritten signature in black ink, appearing to be 'SD' followed by a long horizontal stroke.

Sam Down

Town Planner